

**Fleming County Project Development Board
201 Court Square, Courthouse Annex
Flemingsburg, KY 41041
Record of Meeting Minutes
September 18, 2007, 5:00 pm Eastern**

The meeting was called to order at 5:00 pm by Chairperson CJE Larry H. Foxworthy. Roll Call was completed as noted below:

Present: Michael Kier, Project Manager, AOC
W. Todd Walton II, District Judge, 19th District
Larry H. Foxworthy, Fleming County Judge Executive
Pam Lowe, Fleming County Circuit Clerk
Marvin W. Suit, Attorney
Louie Flanery, Mayor of Flemingsburg
David DeAtley, Magistrate District 2
J. Scott Brown, General Manager of Auditing Services, AOC
Stockton B. Wood, Circuit Judge, 19th Judicial Circuit

The letters issued by the Administrative Office of the Courts on September 10, 2007 accepting the Project Development Board's recommendations for Brandstetter Carroll Inc. to provide architectural services, Ross, Sinclair and Associates to provide financial advisory services and Peck, Shaffer and Williams to provide bond counsel services were given to board members. A copy of the Engagement Letter received on September 11, 2007 from Peck, Shaffer & Williams LLP was given to board members to review.

Old Business:

Item 1.a. Brandstetter Carroll, Inc. Pre-Design Review:

Brandstetter Carroll Inc. representatives Pat Hoagland and Eric Chambers, started the first pre-design meeting to review potential site locations for the judicial center that have been presented to the PDB for consideration. Mr. Hoagland gave board members mapping charts with flood zones identified of the potential site locations. Maps were utilized in the presentation to show how the projected building dimensions would fit into different potential locations. Brandstetter Carroll's subjective site evaluation report was given to board member to review. Potential sites were grouped into a West Main Street Site, West Water Street Street, East Main Street @ Ryan Alley Site, other individual sites and sites that are too small and not adjacent to other sites categories. Ratings were calculated on land cost, utility assessment, topography, flood plain, soils, demolition, site size/program compliance, safety/convenience, traffic access, proximity to courthouse, image, historic sensitivity, downtown enhancement and visual impact. No financial amount is reflected in this site evaluation report regarding demolition costs. The site proposal cost is calculated on the asking price and not the MAI appraised value. Parking consideration was given in the safety/convenience category. Several locations referenced in the site evaluation report have not been presented to the board with an asking price. The possibilities of unoffered sites were discussed by board members. Garlan Vanhook, AOC General Manager of Facilities, was present to assist with questions regarding the site location requirements, historical concerns, building specifications, annexation, leasing and condemnation. Brandstetter Carroll representative offered to develop additional photos to show sizes of potential sites relative to approved AOC dimensions and recommended to the board to short list the offered sites. Mayor Louie Flanery stated that City of Flemingsburg is willing to work with the Project Development Board in obtaining any parcel owned by the city including any Right-Of-Way or alleys needed to complete a potential building site. As per the Administrative Procedure Part X, primary considerations for a new judicial center are in the downtown area. KRS states the judicial center must be in the city limits. The board

was reminded that parking lots do not have to be adjacent to the new building, the property lines and asking prices can change to adapt to the specifications required by AOC. Brandstetter Carroll will develop scaled examples for review at next meeting.

New Business:

Item 2.a.

Public Comments:

A question was posed to the AOC regarding the proposed price of a parcel vs. the MAI appraised value. AOC consideration will be determined by the budgeted line item for site procurement's availability of funds. Each instance will be reviewed on a case by case format by AOC.

Other:

No other business was conducted.

Next regular meeting will be October 2, 2007 at 5:00 pm Eastern Time at Fleming County Courthouse Annex, 201 Court Square, Flemingsburg, Kentucky.

Adjournment

A motion was made to adjourn the meeting at 6:35 pm Eastern time. Motion by Judge Stockton Wood. Seconded by Louie Flanery. All in favor.